GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Urban Development Authority - Change of Land Use from Residential use to Commercial use to an extent of 10110.06 Sq. Mts. in S.Nos.121/2P, 3P,122/3P of Tungalam (V), Gajuwaka(M), Visakhapatnam District – Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 238 Dated: 22-06-2017
Read the following:-

1. From the Vice Chairman, VUDA, Visakhapatnam, Lr.Rc.No.6317/2016/L2, Dt.18.08.2016.
2. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.332908/H2/2016, Dt.24.01.2017.
4. Notification No.968, Dated:31.01.2017 published in Part-I of Andhra Pradesh Gazette.
5. From the VC, VUDA, Visakhapatnam, Letter Rc.No.6317/2016/L2, Dated:15.05.2017.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 3rd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.968, Part-I, Dated:31.01.2017. In the letter 5th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, has paid an amount of Rs.13,39,223/- towards balance processing fee and conversion charges vide VUDA receipt No.157/2017-18, Dated:19.04.2017. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:23.06.2017.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
Copy to:
The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SC/SF

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

VARIATION

The site is falling in Survey Nos. 121/2P,3P & 122/3P of Tungalam (V), Gajuwaka(M), Visakhapatnam District and measuring an area of 10110.06 Sq.Mts. The boundaries of which are given in the schedule below, which was earmarked for Residential Use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban

[P.T.O.]

Development (H2) Department, Dated:30.06.2006 is now designated as Commercial Use by variation of change of land use, which was shown in Zonal Development Plan and Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. the applicant shall handover the road widening portion to Greater Visakhapatnam Municipal Corporation, Visakhapatnam through gist deed at free of cost.
3. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Land belongs to Gouthu Syam Sundar Sivaji & Others
South : Land in Sy.No.127
East : Sardar Projects Pvt. Ltd.
West : Existing 60.00Mts (proposed 80.00 Mts.) wide N.H.-16

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER